

1997-98 SESSION
COMMITTEE HEARING
RECORDS

Committee Name:

Joint Committee on
Finance
(JC-Fi)

Sample:

- Record of Comm. Proceedings
- 97hrAC-EdR_RCP_pt01a
- 97hrAC-EdR_RCP_pt01b
- 97hrAC-EdR_RCP_pt02

➤ Appointments ... Appt

➤

➤ Clearinghouse Rules ... CRule

➤

➤ Committee Hearings ... CH

➤

➤ Committee Reports ... CR

➤

➤ Executive Sessions ... ES

➤

➤ Hearing Records ... HR

➤

➤ Miscellaneous ... Misc

➤ 97hr_JC-Fi_Misc_pt01f_DPR

➤ Record of Comm. Proceedings ... RCP

➤

Joint Finance

16.505/16.515

14 Day Passive
Reviews

6/24/96 to

9/23/96

8/16/96
DNR

approved

STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

100 North Hamilton
P.O. Box 7882
Madison, WI 53707-7882
Phone: 266-8535



ASSEMBLY CHAIR
BEN BRANCEL

119 Martin Luther King Blvd.
P.O. Box 8952
Madison, WI 53708-8952
Phone: 266-7746

JOINT COMMITTEE ON FINANCE

August 16, 1996

Secretary George Meyer
Department of Natural Resources
101 South Webster Street
Madison, WI 53707

Dear Secretary Meyer:

This is to inform you that the members of the Joint Committee on Finance have reviewed your July 25, 1996 request pursuant to s.23.0915(4), regarding the notification of all Stewardship projects more than \$250,000 in cost.

No objections to this request have been raised. Accordingly, the request is approved.

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of Ben Brancel in black ink.

BEN BRANCEL
Assembly Chair

cc: Members, Joint Committee on Finance
Secretary James Klauser, Department of Administration
Legislative Fiscal Bureau

BB:BB:al

STATE OF WISCONSIN

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JOINT COMMITTEE ON FINANCE

MEMORANDUM

TO: Joint Finance Members

FROM: Senator Burke
Representative Brancel
Co-Chairs, Joint Committee on Finance

RE: 14-Day Passive Review

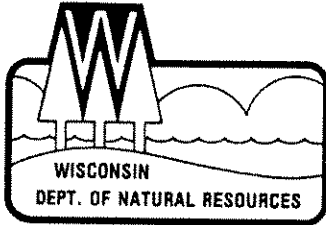
We have received a request for review from the Department of Natural Resources pursuant to s. 23.0915(4), which requires the Department to notify the Joint Committee on Finance of all Stewardship projects which cost more than \$250,000.

Please review the attached materials and notify Representative Brancel's or Senator Burke's office no later than **Monday, August 16, 1996**, if you have any concerns about the request or would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

BB:BB:nb

attachment



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

July 25, 1996

IN REPLY REFER TO: SF-117

Honorable Brian Burke
Member State Senate
Room 37 South
C A P I T O L

Honorable Ben Brancel
Member State Assembly
Room 107 South
C A P I T O L

Dear Senator *Brian* Burke and Representative *Ben* Brancel:

The Department is notifying you as co-chairs of the Joint Committee on Finance of a proposed 83.36-acre land purchase from Daniel Jaeger for \$292,000. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of all Stewardship projects more than \$250,000 in cost. The Natural Resources Board approved the purchase at the July meeting. The land is required for Public Recreation and Forestry Management for Kettle Moraine State Forest - Southern Unit. There are sufficient funds appropriated to complete the purchase.

The file number is SF-117 and the land is located in Waukesha County. Attached please find a memo and maps describing this transaction. The Department has notified local elected officials and state representatives regarding this transaction and I have not received any objections.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations, and guidelines. This certification is based upon a thorough and complete analysis of this request.

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed transaction, the Department will proceed with the approval process. If the Committee has no objections, the Department will forward the proposal to the Governor for his consideration. If you need additional information, please contact Carl Evert at 266-3462. Mr. Evert is available to answer any questions you may have in this matter.

Thank you for this consideration.

Sincerely,

George E. Meyer
George E. Meyer
Secretary

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cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau

Quality Natural Resources Management
Through Excellent Customer Service



2. JUSTIFICATION:

The 83.36-acre Jaeger property is proposed for purchase for public recreation in the Kettle Moraine State Forest - Southern Unit. Ownership will provide opportunities for public recreation, prevent development that is incompatible with the goals of the property, and allow natural resource protection and management.

The Kettle Moraine State Forest - Southern Unit was established in 1936 to provide recreational opportunities in the southeastern portion of the State and to protect the natural and scenic values of the Kettle Moraine landscape. The property is used by the public for hunting, fishing, trapping, cross-country skiing, camping, hiking, snowmobiling, horseback riding, off-road bicycling, and other outdoor recreation. In addition, the geologic and natural values of the area are used for research and education. The forest has more than 1.2 million visitors and about 72,000 family camper days per year and is within the top ten state parks and forests in public use activity.

The Jaeger property is an 83.36-acre tract of land consisting of 52 acres of rolling cropland and 31.36 acres of wooded upland. The forested area is along a wooded ravine and was formerly oak savanna, now more forested with white and bur oaks, shagbark hickory, and aspen. The ravine traverses the northern one-third of the subject. The subject has 427 feet of frontage on State Trunk Highway 67 at the southwest corner of the property. The property is adjacent to a subdivision on the east that contains 27 developed lots, each about three acres in size, which range in value from about \$150,000 to \$225,000. The eastern boundary of the subject corresponds to the project boundary.

This is one of the key parcels needed to develop a forest-long trail as described in the master plan which was approved by the Natural Resources Board in 1991. The goal is to develop a forest-long snowmobile/equestrian trail with parking lot access in three points. This was identified as an important goal because of the heavy use that the state forest receives from equestrians and snowmobilers, among other recreational trail users, and because of safety concerns. An average of three long-distance equestrian trail events occur in the forest annually. In addition, the forest has three separate snowmobile systems, but for snowmobilers to get from one system to another, they must drive their snowmobiles on county or private club trails or trailer them from one parking lot to another. This parcel is needed to allow establishment of the forest-long trail. Currently, there is a two-mile gap in the trail of which this parcel is a part of. Future acquisition of other private lands is also needed. If this parcel is subdivided, it will be very difficult for the Department to develop a forest-long trail.

Waukesha County is rapidly being subdivided for rural residential purposes, and this property is indicative of the competition for land there. The owner purchased the property in 1994 for \$227,500. At the time of purchase, the Department was in the process of appraising the property in order to make the former owner an offer. Following purchase, the present owner began the process of subdividing the property into 17 lots for rural residences. Sixteen of those lots were to have been about three acres and, once developed, would sell for about \$150,000 each. The rest of the parcel would have been sold as an estate lot. The preliminary plat was approved by the township but the county rejected it because the property is located in the project boundary. Waukesha County felt strongly that the property should be used for state forest purposes.

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: July 8, 1996 FILE REF: SF-117
TO: Governor Thompson
FROM: George E. Meyer *George*
SUBJECT: Proposed Land Acquisition, Jaeger Tract, File # SF-117,
Option Expires August 7, 1996

1. PARCEL DESCRIPTION:

Kettle Moraine State Forest - Southern Unit
Waukesha County

Grantor:

Daniel Jaeger
W331 N6070 CTH C
Nashotah, WI 53058

Acres: 83.36

Price: \$292,000

Appraised Value: \$292,000

Interest: Purchase in fee.

Improvements: None

Location: The tract is located one-half mile north of Eagle in southwestern Waukesha County.

Land Description: The land is mostly rolling topography including wooded ravine with steeper topography.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	Wooded Upland	31.36
	Cropland	<u>52.00</u>
	TOTAL	83.36

Zoning: Rural Residential Estate and Upland Conservancy

Present Use: Agriculture and Conservancy

Proposed Use: Public Recreation and Forestry Management

Tenure: 2 Years (Purchased in 1994 for \$227,500)

Property Taxes: \$2,146.89

Option Date: May 9, 1996

The Department recommends purchase of the Jaeger property to allow the Department to eventually develop a forest-long trail, to provide additional opportunities for public recreation, to prevent incompatible use, and to allow natural resource restoration and management.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,570,961	\$2,607

4. ACQUISITION STATUS OF KETTLE MORaine STATE FOREST - SOUTHERN UNIT:

Established: 1936
Acres Purchased to Date: 20,116.56
Acquisition Goal: 29,085 Acres
Percent Complete: 69.1%
Cost to Date: \$9,808,693

5. APPRAISAL:

Appraiser: Richard Larkin (Private Appraiser)
Valuation Date: March 21, 1996
Appraised Value: \$292,000
Highest and Best Use: Residential Subdivision Development


Allocation of Values:

- a. land: 83.36 acres @ \$3,500 per acre: \$291,760 rounded to \$292,000
- b. market data approach used, five vacant land sales and 1 listing sited
- c. adjusted value range: \$2,074 to \$3,584 per acre

Appraisal Review: Greg Delwiche - May 7, 1996

Comments: Tom Kilpatrick and Phil Vander Male (private appraisers) also appraised the property and valued it at \$370,000. The Larkin appraisal was considered a better indication of value because the sales that Larkin used were considered more representative of the local market. Larkin used the sale of the subject in 1994 as a sale, and Larkin's adjustments are proportionately smaller than those made by the other appraisers.

RECOMMENDED:



Carl H. Evert

7-9-96

Date



Bureau of Legal Services

7/9/96

Date

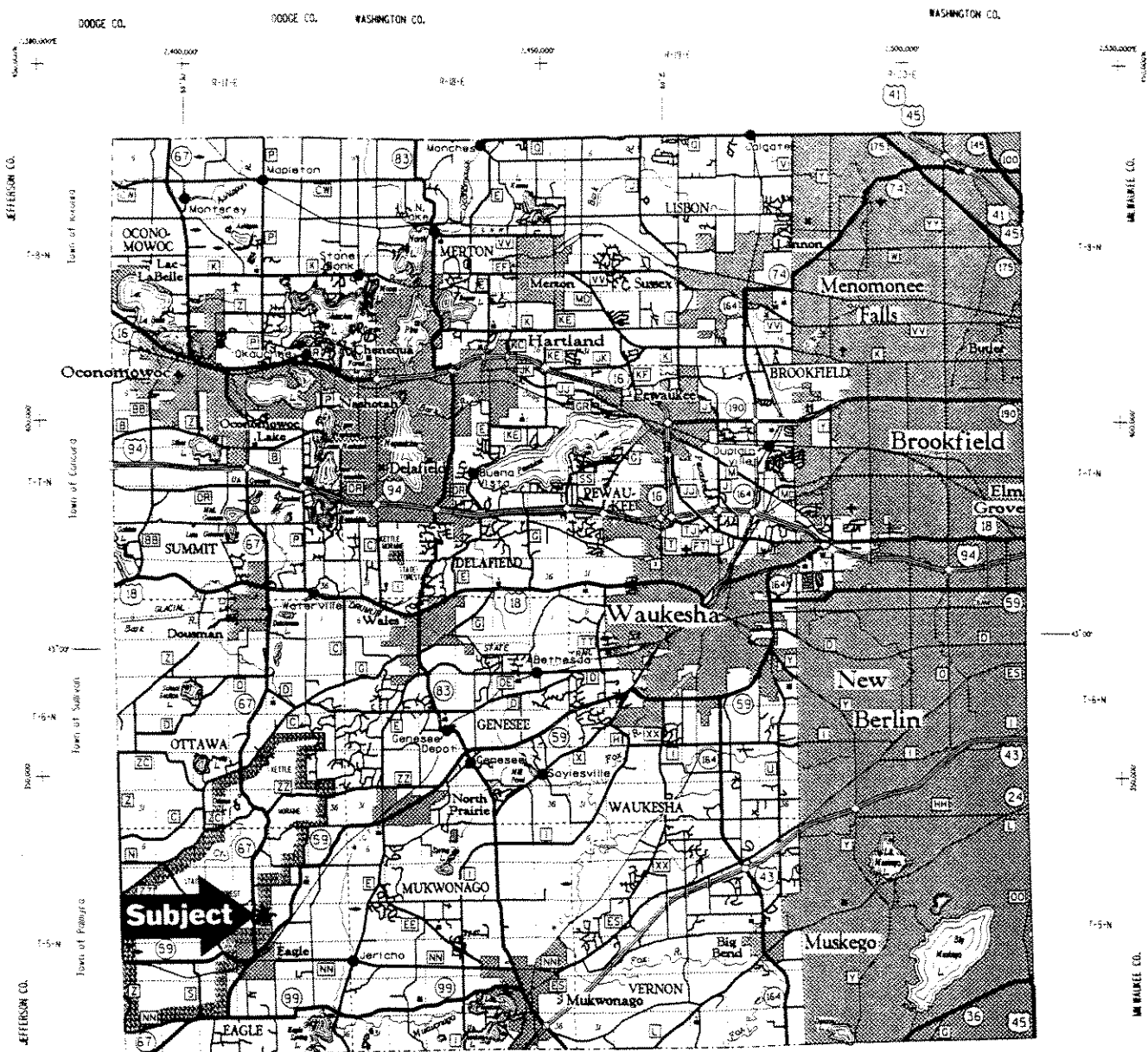


Howard S. Druckenmiller

7-11-96

Date

SLH:aml
t:\pm9cochr.slh



LEGEND

Freeway	Don	Public Hunt & Fish Grds. (not shown)
U.S. or State Hwy.	Hospital	
County Trunk Hwy.	Schools	
Town Road	Airport	
Firelane	County Seat	
Multilane Divided	Unincorporated Village	
Interchange	Fish Hatchery	
Highway Separation	Game Farm	
Interstate Highway No.	Public Hunt & Fish Grds.	
U.S. Highway No.	Public Camp & Picnic Grds.	
State Highway No.	Ranger Station	
County Highway Letter	State Park	
Railroad	County Park	
State Boundary	County Park	
County Boundary	Boys' Life	
Civil Town Boundary	State Park	
Section Line	State Park	
Corporate Limits	State Park	
Water & State Forest Shading	State Park	

Public hunt & fish grds. not shown inside Kettle Moraine State Forest.

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources.

DISTRICTS

TOWNSHIP NUMBERS

6	5	4	3	2	1
7	6	5	4	3	2
8	7	6	5	4	3
9	8	7	6	5	4
10	9	8	7	6	5
11	10	9	8	7	6

MILES OF HIGHWAY
as of Jan. 1, 1992

STATE	230
COUNTY	34
LOCAL ROADS	387
OTHER ROADS	48
TOTAL FOR COUNTY	644

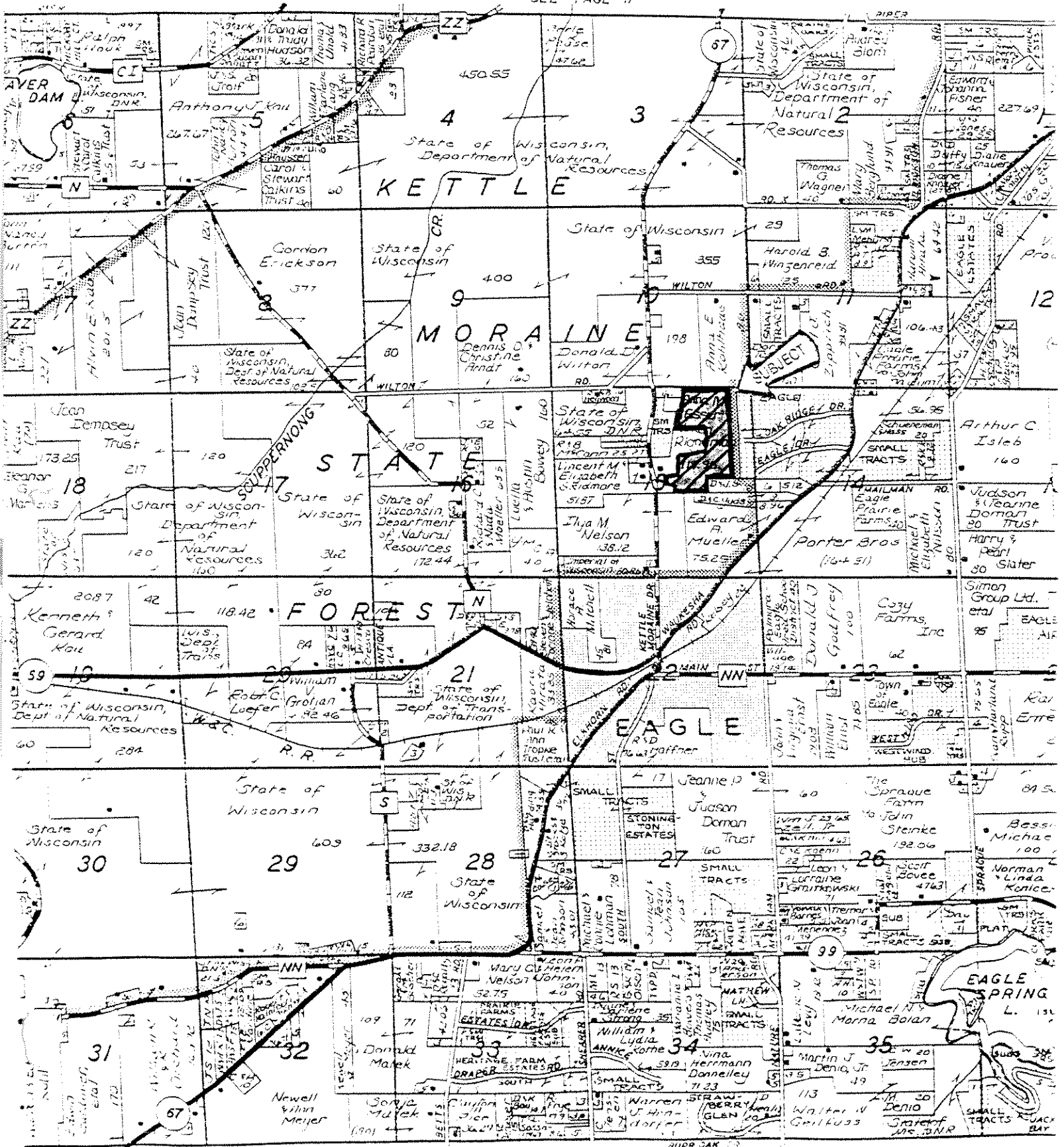
Land Area: 356 sq. mi.
Population: 281,000
County Seat: Waukesha

WAUKESHA CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
1000 Wisconsin Ave.
Waukesha, WI 53186
JAN 1994
Not compiled from U.S.G.S. Quad Sheet
150,000 Scale

EAGLE

T.5N-R.1E

SEE PAGE 11



BOUNDARY APPROVED

Aug. 94
date

ACREAGE GOAL

29,085
acres

PLANIMETERED AREA
WITHIN BOUNDARY

acres

LEGEND

- FOREST BOUNDARY
- — — PROJECT BOUNDARY
- STATE OWNED
- STATE EASEMENT

SCALE
1 : 63,360

1 2 0
Miles

Kettle Moraine
Southern Unit

Waukesha
Jefferson &
Walworth Co.

Subject

Revised by

STATE OF WISCONSIN
DEPT. OF NAT. RESOURCES

Kettle Moraine
Southern Unit

DRAWN BY: UWCL

DATE: 06/95

PROJECT NO.

9260

APPROVED
REAL ESTATE

